



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KENNETH D. ONDICH, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PLANNING COMMISSION SUMMARY – REQUEST FOR RE-GUIDING AND REZONING IN THE PLAT OF RAVEN STREAM VILLAGE FIRST ADDITION FROM B2 COMMUNITY COMMERCIAL TO RM MEDIUM DENSITY RESIDENTIAL, AS PROPOSED BY CALVARY CHURCH OF NEW PRAGUE
DATE: APRIL 27TH, 2026

Planning Commission Summary

The Planning Commission heard the above rezoning and reguiding request at their April 22nd meeting, for a portion of land approximately 7.8 acres in size, along Main Street/HW19 and south of Raven Stream Elementary School. The total lot is 13.43 acres, but the applicant, Calvary Church of New Prague, is proposing to just reguide and rezone the west 750 feet of the lot.

The applicant is proposing to reguide and rezone the property from B2 Community Commercial to the RM Medium Density Residential Zoning District. Their goal is to sell the rezoned portion of the property to a developer in the future, to fund the building of a church on the east portion of the lot.

The corridor on the west side of town has been zoned B2 Community Commercial for over 20 years and has not had much development interest in that time. Staff believes that the current low traffic count and low population on the west side contribute to this and believes that the proposed reguiding and rezoning would allow for more residential development to support potential future commercial development in the area immediately around the 11th Ave. and TH19 roundabout.

A request for an amendment to the Comprehensive Plan and rezoning requires a public hearing to be held by the Planning Commission. There were no comments received from the public. The applicants stated that they do not have any potential buyers of the land right now, and that they are planning for the future.

The Planning Commission recommended approval of the amendment to the Comprehensive Plan and to rezone certain property as described above from B2 Community Commercial to RM Medium Density Residential on a unanimous vote (4-0) based on the findings listed in the staff report.

Staff Recommendation

Staff recommends approval of 1. The attached resolution "...Approving an amendment to the City's Comprehensive Plan..." and 2. The introduction of the attached ordinance "...Rezoning certain properties...".